



The City of Milwaukee's Neighborhood Stabilization Program (NSP)

Introducing the NSP Dollar House Program!

The City of Milwaukee is announcing a pilot program to sell **homes to eligible buyers for just \$1!**

The *NSP Dollar House Program* is offering an initial group of 8 “fixer-upper” homes to owner-occupants. NSP will provide up to **\$30,000** to match buyer funds to pay for the cost of needed repairs. (See chart for details.)

Department of Neighborhood Services (“Building Inspection”) and Neighborhood Improvement Development Corp (NIDC) staff have thoroughly inspected the homes and developed scopes of work that list all the items needed to bring the homes up to code, including lead-safety. If the budget permits, additional work such as energy improvements, new cabinets, plumbing and electrical fixtures, floor coverings, etc. are permitted.

How Will It Work?

The first group of 8 homes will be available for inspection beginning approximately February 1, 2011. In the meantime, it is expected potential buyers will enroll in a homebuyer education course and get a loan pre-approval from a participating lender. The pre-approval will help buyers determine their budget for the rehab and ensure they can complete needed repairs.

City staff will accept offers from potential buyers for a limited period beginning February 1. If the City receives multiple offers on one property, we will use a lottery to select the winning offer.



Requirements:

- You must complete 8 hours of homebuyer education from a HUD-approved agency and have proof of matching funds (bank pre-approval or bank statement) in order to submit an offer.
- You must agree to occupy the home as your primary residence during an affordability period, usually 10 years.
- Your household income must be below 120% of Area Median Income (AMI). Additional assistance is available for households below 80% AMI. See the 2012 adjacent chart for income eligibility.
- A licensed contractor of your choosing must complete all plumbing, electrical, heating, and construction work. Self-help work is permitted, but only if it does not involve fixing a code violation. (Example: a homeowner could install their own carpeting.)

Family Size	120% of Area Median Income (Eligible for up to \$20,000)	80% of Area Median Income (Eligible for up to \$30,000)
1	\$61,500	\$41,000
2	\$70,250	\$46,850
3	\$79,050	\$52,700
4	\$87,850	\$58,550
5	\$94,850	\$63,250
6	\$101,900	\$67,950

Homeownership Timeline

If your offer is accepted, you can't move in right away. Although the home is basically sound, it needs a lot of work. NIDC staff will help you finalize the scope of work, and get bids from contractors. After you select your contractor and close on the home, the work can begin. Expect the whole process, from the time of your offer until move in to take three to four months.

For more information email nidc@milwaukee.gov or call 286-5608.

A list of certified homebuying counselors and participating lenders is available at:

www.MilwaukeeHousingHelp.org